

TO LET/MAY SELL

OFFICE ACCOMMODATION WITH WORKSHOP SPACE



4 Michaelson Square, Kirkton Campus,
Livingston EH54 7DP

25 dedicated car parking spaces

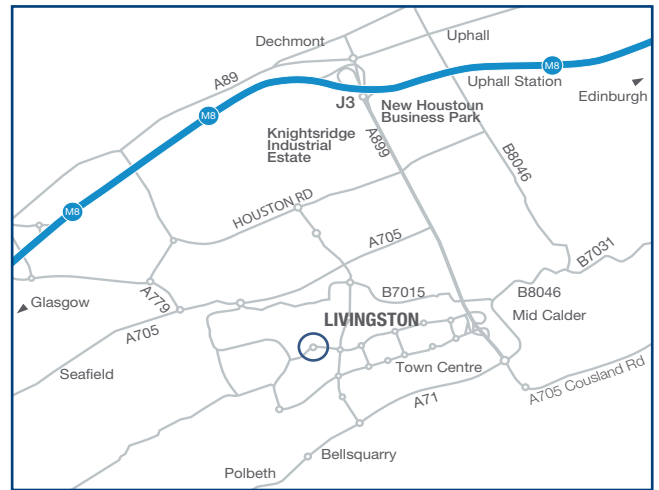
Suites from **442.7 sqm** (4,766 sqft) - **1,001.2 sqm** (10,778 sqft)

LOCATION

Livingston is a well established office location benefiting from easy access to the motorway network due to its close proximity to Junction 3 of the M8. Livingston is situated approximately 30 miles east of Glasgow city centre and 15 miles west of Edinburgh city centre.

4 Michaelson Square is situated within Kirkton Campus, an established office campus to the west of Livingston town centre.

Other notable occupiers in the immediate vicinity include BskyB, Evans Easyspace, Edinburgh Instruments Limited, EMC Computer Systems, Alcatel Vacuum Technology, Optocap Limited and Taylor Woodrow.



DESCRIPTION

The premises comprise a single storey, steel portal framed constructed unit with brick blockwork walls incorporating double glazed window units on all elevations. The roof consists of profile metal cladding with a raised central core and a skylight to provide additional natural light to the internal areas.

Part of the offices have recently undergone an extensive refurbishment incorporating a high specification. The remainder of the building can be easily upgraded, alternatively the space offers good workshop space.

The specification of the offices include:-

- Gas fired central heating;
- Perimeter trunking;
- Suspended ceilings incorporating acoustic tiles;
- CAT 2 luminaries;
- Kitchen facilities;
- Disabled toilet;
- 25 dedicated car parking spaces.



ACCOMMODATION

As highlighted on the plan, the premises can be split to offer two suites, alternatively the suites can be combined for single occupation. As well as this, the premises can offer entirely open plan office space or office space with a workshop

The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition). The approximate net internal of the accommodation is as follows:

Suite 1	558.5 sqm	6,012 sqft
Suite 2	442.7 sqm	4,766 sqft
Total	1,001.2 sqm	10,778 sqft

RATING VALUE

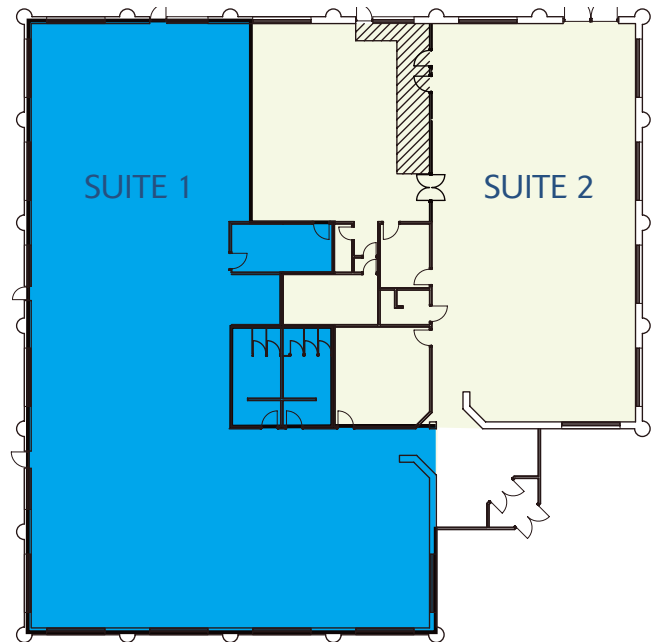
We have been verbally informed that the rates equate to £5.05 psf. For further information please contact the Joint Lothian Valuation Board on 0131 469 5986.

LEGAL COSTS

Each party will pay their own legal costs incurred in connection with the transaction although, in the normal manner, the incoming tenant will be liable for all Stamp Duty, Land Taxes, Registration Dues and VAT thereon.

LETTING TERMS

The accommodation is available by way of a new FRI lease on flexible terms. Consideration will also be given to selling the heritable interest in the property.



FURTHER INFORMATION

Further information and viewing arrangements can be obtained from the joint letting agents:



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19 Canning Street
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PROPERTY MISDESCRIPTIONS ACT 1991

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